

Dear Planning Inspectorate,

I wish to make comments regarding the forthcoming appeal:

Planning Reference:

P 2014 0905

Site Address:

HOME FARM

GRESFORD ROAD

LLAY

WREXHAM

Site Description:

OUTLINE APPLICATION FOR 365 DWELLINGS AND ERECTION OF 300 SQUARE METRE RETAIL UNIT - ALL DETAILED MATTERS RESERVED

Welsh

Government Ref/Planning Inspectorate ref:

H6955/A/16/3147116

As local member for Llay I oppose this development for the following reasons:

1) This would equate to an almost 20% increase in the number of households in the community of Llay. In my view far too large an increase.

2) Llay does not have the appropriate infrastructure to deal with this increase (small doctor`s surgery, school at capacity).

3) Llay already endures a large quantity of traffic on a daily basis.

4) There are well documented cases of flooding on Gresford Road, and I seriously question Welsh Water's assessment of the site and the nearby area.

5) Most importantly of all, this site is OUTSIDE the settlement limit of the original UDP that Wrexham Council approved. This site was clearly earmarked as being outside the settlement limit for a reason. The only reason this application has been given the time of day is because Wrexham County Borough Council's Local Development Plan was rejected by the Welsh Government in 2012. I believe that the applicant would never have considered submitting this application if it wasn't for this fact.

6) Wrexham County Borough Council's Planning Committee overwhelmingly rejected this proposal. Of those councillors present, none voted for approval and only 1 member abstained from voting. All the others voted to reject this application.

7) This application is clearly not wanted by the Llay community, so to overturn this decision would be undemocratic in my view.

If you require any further information then please do not hesitate to contact me.

Yours faithfully,

Robert Walsh
Councillor - Llay
Y Cyngorydd - Llai